### **APPRAISAL OF REAL PROPERTY**



### LOCATED AT

4570 County Road 57 Junction City, Ohio 43748 Legal NW 1/4 Section 0-0-17

### FOR

Sheryl A. Padgett/McConaha

### OPINION OF VALUE

49,500

### AS OF

08/14/2015

#### BY

Kathy Seward Seward Appraisal Service, LLC

740-819-2555 kathyseward@yahoo.com Case 2:15-bk-54295 Doc 15 Filed 08/17/15 Filed 08/1 porch and rear deck, storage shed, located as real estate rural location of Perry County. Mobile home, 2 bedroom, 2 bath, crawl space, covered front escribe the condition of the property (bubuling physical, functional and external obsolescence): No recent improvements 1,216 Square foot of Gross Links Area Above Grade smoon S and grade contains: ess bathir Section S gravel **m**Un20032 Sal ВЛ elpi e/u B/Ü рооция under EW /eu солекед роксу DESTRUCT JOOL US роом E/U SAA **\*\*\*\*** dainRyahi Detects n/a B/U piasteridrywaitpanel  $\Box$ COMO STATE 9 024 × Ò carpetviny B/N romatina e 1200 [20] имоихии (zh) agA anboat UCERS 12 e/u sal пикломп emos/emos 11 (1217) ODA EURO qonp sak DID gratical 🔀 oqyl moons PRIN TOCH muls endom E/N B\n (aplics) tables( SEN. ರಾಗ್ ಧಾರ adquired & enabl elpninz 120 X 00/1 1991S □ w □ ecethus loca Arous L CIEC SOA. MUIA SEW WAS backter? & CLBW B\n plock E) STOP IP 4 edfi A pe con OTIS SHEC roese practic Appraiser did not perform a title search. A title search should be completed to assume no adverse encroachments or essements are present. The site and site improvements are typical for the area, no adverse encroachments or conditions were visible or obvious. The 39127C0225D BOOK BOOK AMERI ON XX 25Y 110Z/81/<del>1</del>0 **₩ CENTANET** THIN Speci Hood High (adminish) well ( es ep pro beton enon NUN average private X baton anon STATE HOUSE private SERIBAR baton anon baton anon nuk Cut/Grass SES. X CL'Z X (manar pnillon/lavel nesidential mobile home with 2.15 acre rural setting ny ol Haptest & Best Use: letinobiaen residential Troops aid of beainings as self Ogea cas (catego) To , secu innearf. prof to eath based & brackgift Yes No X Unicoma gainas dir 🗙 Ingal [ Jackson Township 560 Ptat TR/MH AFFX 668, South of Flagsdale, North of St. Rt. 13 and West of St. Rt. 22 in Jackson Township, Perry County, Ohio. After a period of rapid growth between 2001-2005. There is an ample supply of Mortgage funding available. Subject is located East of St. Rt. relative balance rates remain favorable and generally little sales concessions are necessary/common extended marketing times are noted. Supply and demand appear to be in kabal Area Boundaries, Description, and Markel Conditions (Individuy support for the above cha beri 000,08 250,000 Hth cocasse of 🔀 120 (59-0) DESEN 🔀 OAR STOCK Sportage 10 30,000 Parmi [ erre 🔀 (Catalona) 140 MA mags [ ANNO X 🔲 pyrosza 🕻 . 42EN 🔲 (tul) P40 9-7 (ccc)s 100 % KK (302) and and 🔀 261-25 🔲 20 80 Mines 175 Christopher PLace Zand FOTER OIMO 43701 Sheryl A. Padgett/McConsha Adres: 4570 County Road 57/4570 Mainsville Road Junction City, Ohio Attorney Philip W. Gerth 465 Waterbury Curt Columbus, Ohio 43230 Bankruptcy Court etime soi 💢 (segrospe) Jusan ( 801 BOZEAL blochested [ (See Reconstition Commercia and Scope of Work) ng value (il not Correctl, soe o Retrospectors (street (gas protection (right to gas experient (right) TO (Localizab exs) entirely hardwale, CV OGUR (JOS CI ASIDS (GEOCUDE) If is to develop an opinion of: Jackson Township 00,688e tanf azmo Op181 222220 E/U ylimst etpnis (admit) ndi 💢 bet Ace. bet accurate Cooperative Sheryl A. Padgett Occariant 💢 Owners DISCORE DISCOURT OF PROCOSE 00.01 \$ zbronzzezA kib 2014 ВVI pousseu (g stôpesppe): PAE Taxe: \$ 650.04 moy and 140006670200 Legal NW 1/4 Section 0-0-17 oust: Perry Legal Description: 4570 County Road 57 847E4 3600 d2 SLEE Ohio ON Junction City

130 130

R	ESIDENTIA Ny research 1 day 12	L APPR	AIS	SAL REPO	RT or the three years prior to t	no offective date of this appraisal		No: 130	
	Data Source(t): Perry County Auditor								
S	1st Prior Subject Sale	√Transfer	Analysi	is of sale/transfer history and/or	any content agreement of sa	leylisting:	No recen	t transfers noted.	
5	Date: 02/02/1998 Prior: 0		<b> </b>						
~	Source(s): auditor								
2	2nd Prior Subject Sale	⊌Tracsier				***************************************			
Ę	Date: 03/27/1995								
	Price: 2,750								
_	Source(s): Auditor SALES COMPARISON APPROACH	TO VELLE A desired	<u> </u>	(1)	he Sales Coursetson Agon	each was not developed for this	nordeal.		
	FEATURE	SUBJECT	<u>'</u>	COMPARABLE		COMPARABLE		COMPARABLE SAL	E#3
	Address 4570 County	Road 57		1270 County Roa	d 23 Rd	3132 Township Re	oad 138 NW	9015 Township Roa	d 36 NW
	Junction City	Ohio 43748		Junction City, Ohi	io 43748	Somerset, OH 43	783	Somerset, OH 4378	3
	Proximity to Subject			4.17 miles NW		4.65 miles N	\$ 51,000	10.49 miles N	SE 000
	Sale Price Sale Price/GLA	\$	/cqR	\$ 39.17 <sup>向在</sup>	55,000	\$ 36.32 <sup>kq2</sup>	5 51,000	8 42.44 PP	55,00
	Data Source(s)	<del>-</del>		MLS #3656750 ca	p.rec.DOM 32	MLS #3665689 cc	p.rec.DOM 72	MLS #3690894 co.r	ec.DOM 17
	Verification Source(s)			Perry County Aud		Perry County Aud		Perry County Audito	
	VALUE ADJUSTMENTS	DESCRIPTION		DESCRIPTION	+(-) \$ Adjust	DESCRIPTION	+(-) \$ Adjust	DESCRIPTION	+(-) \$ Adjust
	Sales or Financing			Arm/Cash		Bank/Cash		Bank/Conventional	
	Concessions  Date of Sale/Time			none noted	_	none noted 02/27/2015	<del></del>	none noted 05/08/2015	
	Rights Appraised	fee simple		11/21/2014 fee simple	-	fee simple	<b>-</b>	fee simple	
	Location	average		average		average		average	
	Site	2.15		6.22	-8,000			1.67	+1,00
	View	average		average		average		average	
	Design (Style) Quality of Construction	mobile		mobile		mobile average	<del>- </del>	mobile average	
	Age	average 17		average 17		17	-	9	-5,00
	Condition	average		average		average/fair	+5,000	average/fair	+5,00
	Above Grade	<u> </u>	203	Total Bánna Batha		Total Bosons Baltus		Total Borns Balts	4.00
	Room Courá Gross Living Area		2	6 3 2 1,404 ×	-2,000 pt +5,000		-1,000 +5,000		-1,00 -70
	Basement & Finished	1,216 crawl	5 -4-1-	full/walkout	-4,000	***************************************	-4,000		-4,00
	Rooms Below Grade	0%		0%		0%		0%	
	Functional UNity	average		average		average		average	
	Heating/Cooking	elec/fa/central		gas/fa/central		unknown/central	+500	gas/fa/central	
	Energy Efficient Berns Garage/Carport	wood stove		standard none noted/store		standard none noted/storag		standard 2 car det	-4,00
×		cov porch	Orath	porch		cov porch		stoop	
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COMPARISON APPROACH	Net Adjustment (Total)	1		□ + <b>⋈</b> ·	\$ -9,000	<b>X</b> + 🗆 -	\$ 5,500	□ + × · ·	-8,70
မြို့	Modeline 2000 Lares								40.00
BALES	of Comparables	<u></u>		1	\$ 46,000		\$ 56,500	ate. The most recen	46,30
ľ	Summary of Sales Comparison App		<u>III.</u> Novili	e direct sales analy	The direct sale	s analysis value is	based on a we	ghted average of the	gross
1	adjustment of the a	bove described	sale	s analysis value is	based on a we	ghted average of t	he gross adjust	ment of the above d	escribed
١	sales analysis.								
ĺ									
l	Not for insurance po	rrposes.							
l	Appraiser did not ac	cess the crawl	spac	e area owner state	s wheels remov	red and tied down	for real estate.		
l									
l	Mineral rights unkno	own and not co	nside	red in this appraisa	ei				
ł	Composible # 1 odi	unternat made	for la	nd mam count sa	uare feet and b	sement Compara	ble # 2 for cond	lition,room count squ	are feet and
l	basement, Company	able # 3 for land	i. ago	e, room count, con	dition, square fe	et, basement and	garage.		
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	ESIDENTIAL APPRAISAL REPORT			: 130	
	COST APPROACH TO VALUE (if developed)  The Cost Approach was not developed for this	s appraisal.			
	Provide adequate information for replication of the following cost figures and calculations.				
	Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value):		Perry County	Auditor and extraction	
	method. This is due to the lack of similar site and lot sales in the area.				
	ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW	OPINION OF SITE VALUE		=\$	18,72
_	Source of cost data: Perry County	DWELLING	Sq.Ft. @ \$	=\$	
つてつとして	Quality rating from cost service: Effective date of cost data:		Sq.Ft.@\$	=\$	
2	Comments on Cost Approach (gross living area calculations, depreciation, etc.):		Sq.Rt.@\$ Sq.Rt.@\$	=\$ =\$	
	The cost approach and income approach not considered. The square foot taken from Perry County Auditor.		Sq.Pt. @ \$	=\$	
200	Tool taken from Perry County Additor.			=\$	
		Garage/Carport	Sq.Ft. @ \$	=\$	
		Total Estimate of Cost-New  Less Physical	Functional	=\$ External	
		Depreciation	FUICIONS	=\$(	
		Depreciated Cost of Improvements		=\$	
		"As-is" Value of Site Improvements		=\$	
				=\$	
	V	INDIATED VALUE BY COST ADDROLOU		=\$ =\$	
	Estimated Remaining Economic Life (if required):  NCOME APPROACH TO VALUE (if developed)  The Income Approach was not developed for				
	Estimated Monthly Market Rent \$ X Gross Rent Multiplier	= \$		Indicated Value by Inco	me Appro
1	Summary of Income Approach (including support for market rent and GRM):			· · · · · · · · · · · · · · · · · · ·	
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TOTAL STREET					
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	The Colombia Colombia	Prophenical			
	PROJECT INFORMATION FOR PUDs (if applicable)  The Subject is part of a Planned Unit Legal Name of Project.	t Development.			
	Cega warrie of Project.  Describe common elements and recreational facilities:				
2	Deputation functions and representations.				
202					
Í	Indicated Value by: Sales Comparison Approach \$ 49,500 Cost Approach (if deve		Income Approach		
	Final Reconciliation The income approach was not used due to the lack of s	sufficient number of single	e family hoes w	which were on the renta	1
	market and subsequently sold. Although all approaches to the market va	alue were considered, the	direct sales a	nalysis was deemed the	e only
	appropriate indicator of market value for the subject property.				
,					
2	This appraisal is made X "as is", subject to completion per plans and specifics	ations on the basis of a	Hypothetical Condition	n that the improvements h	ave be
	completed, subject to the following repairs or alterations on the basis of a Hyl		airs or alterations		bject
	the following required inspection based on the Extraordinary Assumption that the condition	그 및 중에트다른 공항의 경향 등	uire alteration or	repair: This Appraisal v	
ZE C	made in 'as is' condition from exterior/interior inspection. This Appraisal	report is prepared for the	e sole and excl	usive use of the Appra	sers
	ctient.  This report is also subject to other Hypothetical Conditions and/or Extraordinary As	ssumptions as specified in the	attached addenda		
	Based on the degree of inspection of the subject property, as indicated belonger	*****	Statement of	Assumptions and Limiting	Conditio
		ecified value type), as define	d herein, of the	real property that is t	ne subj
	of this report is: \$ 49,500 , as of:  If indicated above, this Opinion of Value is subject to Hypothetical Conditions	08/14/2015 and/or Extraordinary Assumption	, which is s included in t	the effective date of this his report. See attached	appraid
_			part of the repor		not
n	12 75	eport.	part or use repor	t. Has appraisa report may	tiot
ES	Attached Exhibits:	-			
ATTACHMENTS	Scope of Work  Limiting Cond./Certifications  Narrative Ad	dendum X Photon	raph Addenda	Sketch Addendum	
A	■ Map Addenda		ddendum	Manuf, House Add	endum
۹	Hypothetical Conditions Extraordinary Assumptions				
Ī	Client Confact Client N	Oliciyi A. Faug			
		4570 County Road 57/45		load Junction City, Ohi	0
		SUPERVISORY APPRAISER (if i			
		or CO-APPRAISER (if applicable	e)		
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	- n/h// ////////////////////////////////				
	- Sathy seward				
ES	- Lathy shivered	Cumanifant at			
TURES		Supervisory or Co-Appraiser Name:			
GNATURES	Appraiser Name: Kathy Seward				
SIGNATURES	Appraiser Name: Kathy Seward	Co-Appraiser Name:	Fax		
SIGNATURES	Appraiser Name: Kathy Seward	Co-Appraisor Name: Company: Phone: E-Mait:	Fax		
SIGNALURES	Appraisor Name: Kathy Seward	Co-Appraiser Name: Company: Phone: E-Mail: Date of Report (Signature):	Fax		
SIGNALURES	Appraisor Name: Kathy Seward	Co-Appraiser Name: Company: Phone: E-Mail: Date of Report (Signature): License or Certification #:	Fax	State:	
SIGNATURES	Appraisor Name: Kathy Seward	Co-Appraiser Name: Company: Phone: E-Mail: Date of Report (Signature):	Fax		

# Assumptions, Limiting Conditions & Scope of Work

JULI	IIPHOHOL BIHHHIM	Conditions & Coope of Work		190	
Property Add	4570 County Road 57	<sup>Day:</sup> Junction City	State: Ohio	Zip Code: 43748	
CREAT	Sheryl A. Padgett	Address: 4570 County Road 57 Junction City,	Ohio 43748		
Appraiser:	Kathy Seward	Address: 175 Christopher Place Zenesville, Oh	io 43701		

#### STATEMENT OF ASSUMPTIONS & LIMITING CONDITIONS

- The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
- The appraiser may have provided a sketch in the appraisal report to show approximate dimensions of the improvements, and any such sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size. Unless otherwise indicated, a Land Survey was not performed.
- If so indicated, the appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no quarantees, express or implied, regarding this determination.
- The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
- If the cost approach is included in this appraisal, the appraiser has estimated the value of the land in the cost approach at its highest and best use, and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used. Unless otherwise specifically indicated, the cost approach value is not an insurance value, and should not be used as such.
- The appraiser has noted in the appraisal report any adverse conditions (including, but not limited to, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property, or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property, or adverse environmental conditions (including, but not limited to, the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guaranties or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any appraiser that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
- The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
- The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.
- If this appraisal is indicated as subject to satisfactory completion, repairs, or afterations, the appraiser has based his or her appraisal report and valuation conclusion on the assumption that completion of the improvements will be performed in a workmanlike manner.
- An appraiser's client is the party (or parties) who engage an appraiser in a specific assignment. Any other party acquiring this report from the client does not become a party to the appraiser-client relationship. Any persons receiving this appraisal report because of disclosure requirements applicable to the appraiser's client do not become intended users of this report unless specifically identified by the client at the time of the assignment.
- The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public, through advertising, public relations, news, sales, or by means of any other media, or by its inclusion in a private or public database.
- An appraisal of real property is not a 'home inspection' and should not be construed as such. As part of the valuation process, the appraiser performs a non-invasive visual inventory that is not intended to reveal defects or detrimental conditions that are not readily apparent. The presence of such conditions or defects could adversely affect the appraiser's opinion of value. Clients with concerns about such potential negative factors are encouraged to engage the appropriate type of expert to investigate.

The Scope of Work is the type and extent of research and analyses performed in an appraisal assignment that is required to produce credible assignment results, given the nature of the appraisal problem, the specific requirements of the intended user(s) and the intended use of the appraisal report. Reliance upon this report, regardless of how acquired, by any party or for any use, other than those specified in this report by the Appraiser, is prohibited. The Opinion of Value that is the conclusion of this report is credible only within the context of the Scope of Work, Effective Date, the Date of Report, the Intended User(s), the Intended Use, the stated Assumptions and Limiting Conditions, any Hypothetical Conditions and/or Extraordinary Assumptions, and the Type of Value, as defined herein. The appraiser, appraisal firm, and related parties assume no obligation, liability, or accountability, and will not be responsible for any unauthorized use of this report or its conclusions.

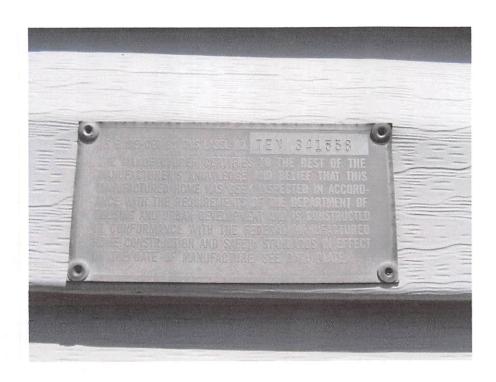
Additional Comments (Scope of Work, Extraordinary Assumptions, Hypothetical Conditions, etc.):

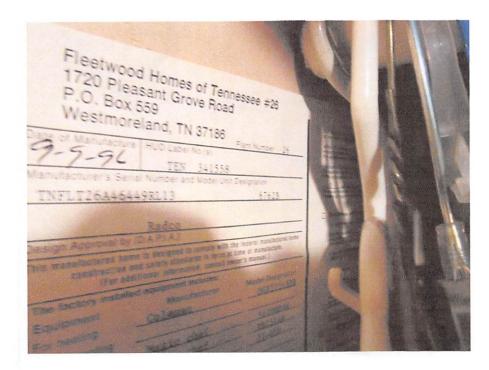
	Document	Page 6 of 12	
ertifications		_	130 File No.: 130
Property Address: 4570 County Road 57		Junction City	State: Ottio Zo Code: 43748
Cleat Sheryl A. Padgett		0 County Road 57 Junction City, C	
Appraiser: Kathy Seward		Christopher Place Zanesville, Oh	
APPRAISER'S CERTIFICATION			
I certify that, to the best of my knowledge ar			
<ul> <li>The statements of fact contained in this re</li> <li>The credibility of this report, for the stated</li> </ul>		of the presented each use eninione	and conclusions are limited only by
- the creatizity of this report, for the stated	use by the stated user(s), t	n die reported analyses, opinions,	and conclusions are united only by
the reported assumptions and Emiting condi	tions, and are my personal.	impartial, and unbiased profession	nal analyses, oninions, and
conclusions.	,, p	,,,	
- I have no present or prospective interest in	the property that is the sub	elect of this report and no personal	interest with respect to the parties
involved.			
<ul> <li>Unless otherwise indicated, I have perform</li> </ul>			rding the property that is the subject
of this report within the three-year period im - I have no bias with respect to the property	mediately preceding accept	ance of this assignment.	this essionment
- I have no bias with respect to the property - My engagement in this assignment was no	uial is die subject of die it et contingent mon developi	sport or to the parties involved with	i uns assigniment. ilte
- My compensation for completing this assis			
in value that favors the cause of the client, the	ne amount of the value opin	ion, the attainment of a stipulated	result, or the occurrence of a
subsequent event directly related to the inter		on, are amainment or a copulation .	robald of the occurrence of the
- My analyses, opinions, and conclusions w	ere developed, and this rep	ort has been prepared, in conformi	ity with the Uniform Standards of
Professional Appraisal Practice that were in	effect at the time this repor	t was prepared.	
- I did not base, either partially or completely			
sex, handicap, familial status, or national ori			ect property, or of the present
owners or occupants of the properties in the - Unless otherwise indicated, I have made a	vicinity of the subject prop	KILLY. Dropporty that in the explicat of this :	renort
<ul> <li>Uniess otherwise indicated, i mave made a</li> <li>Unless otherwise indicated, no one provide</li> </ul>	Sili iv Housepean issuectory   All in mann is a transfer issuectory	property sidt is sit Subject of tills ( Inntaigal aggigtange to the necent	report. (s) signing this certification
- опказ ошегизе никалей, по оле фоли	o altinuomit ion higheith (	-py-wow woolakiloe to the heightil	o, ogung und vermoaden.
Additional Certifications:			
DEFINITION OF MARKET VALUE *:		A	dont our don off a condition on a contain
Market value means the most probable price			
to a fair sale, the buyer and seller each actin implicit in this definition is the consummation	g prutiently and knowledge of a calo ac of a coocified	aviy, and assuming the price is no I data and the paceing of title form	eofor to hugar under conditions
implicit in this defication is the constitution whereby:	ii vi a said as vi a specifici	I date and the passing of the from	seiler to bayer tritter continuous
Buyer and seller are typically motivated;			
2. Both parties are well informed or well adv	ised and acting in what the	y consider their own best interests	
3. A reasonable time is allowed for exposure	e in the open market:		
4. Payment is made in terms of cash in U.S.	dollars or in terms of finar	icial arrangements comparable the	reto; and
5. The price represents the normal consider		maffected by special or creative fin	ancing or sales concessions
granted by anyone associated with the sale.		aning assessment to Title VI of the Fire	annial fastit diama
* This definition is from regulations publish	ed by tederal regulatory age	RICLES DUISUANT TO THE XI OF THE HI	lancial institutions
Reform, Recovery, and Enforcement Act (FII (FRS), National Credit Union Administration	KKEAJ OT 1989 BEWEEN JUI AKCIA) - Fodomi Donocii in	ly 5, 1990, aliti Aligust 24, 1990, i surance Composition (EDIC) the Of	iy die redelal neselve System fina of Thrift Supanicion (OTS)
and the Office of Comptroller of the Currence	(NCC) This definition is a	iso referenced in regulations in with	v published by the OCC, OTS, FRS. a
Client Contact		Name Shervi A. Padgett	passanor b) are 600, 010, 1110, 0
Ediak	Address:	4570 County Road 57 Junction C	ity, Ohio 43748
APPRAISER	1	SUPERVISORY APPRAISER (If required)	
	. //	or CO-APPRAISER (if applicable)	
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'  "   / ·		Sanatan a	
Appraises Name: Kathy Seward		Supervisory or Co-Appraiser Name:	
Company: Seward Appraisal Service, LLC		Company.	
	10-452-6459	Phone:	Fex
E-Malt kathyseward@yahoo.com		54hit	
Cath Report Signat 08/16/2015	State Ohio	Date Report Signed: License or Cartification #:	States
License or Certification ≠: 2005016683	State: Ohio	VERNOUN F.	OLAT.

08/14/2015

# **Photograph Addendum**

Borrower	Sheryl A. Padgett/McConaha						
Property Address	4570 County Road 57						
City	Junction City	County	Perry	State	Ohio	Zip Code	43748
Lender/Client	Sheryl A. Padgett/McConaha						





Fleetwood Serial Number # TNFLT26AY6449rl13 Hud # 341558

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# **Subject Photo Page**

Borrower	Sheryl A. Padgett/McConaha						
Property Address	4570 County Road 57						
City	Junction City	County	Perry	State	Ohio	Zip Code	43748
Lender/Client	Sheryl A. Padgett/McConaha						



# **Subject Front**

4570 County Road 57

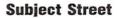
Sales Price

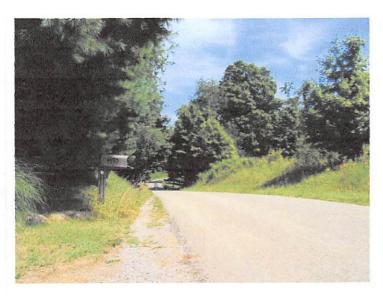
Gross Living Area 1,216
Total Rooms 5
Total Bedrooms 2
Total Bathrooms 2

Location average
View average
Site 2.15
Quality average
Age 17









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### **Comparable Photo Page**

Borrower	Sheryl A. Padgett/McConaha						
Property Address	4570 County Road 57						
City	Junction City	County	Perry	State	Ohio	Zip Code	43748
Lender/Client	Sheryl A. Padgett/McConaha						



## Comparable 1

1270 County Road 23 Rd

Prox. to Subject 4.17 miles NW Sale Price 55.000 Gross Living Area 1,404 Total Rooms 6 **Total Bedrooms** 3 **Total Bathrooms** 2 Location average View average Site 6.22 Quality average Age 17



3132 Township Road 138 NW
Prox. to Subject 4.65 miles N
Sale Price 51,000
Gross Living Area 1,404

Quality average Age 17



NEOHREX



### Comparable 3

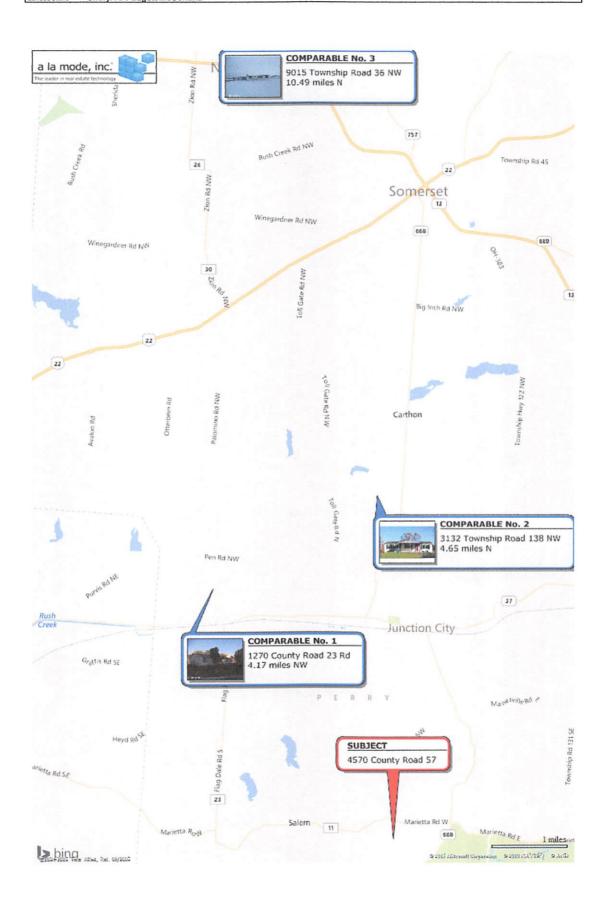
9015 Township Road 36 NW

Prox. to Subject 10.49 miles N Sale Price 55,000 Gross Living Area 1,296 Total Rooms 5 Total Bedrooms 3 **Total Bathrooms** 2 Location average View average Site 1.67 Quality average

Age 9

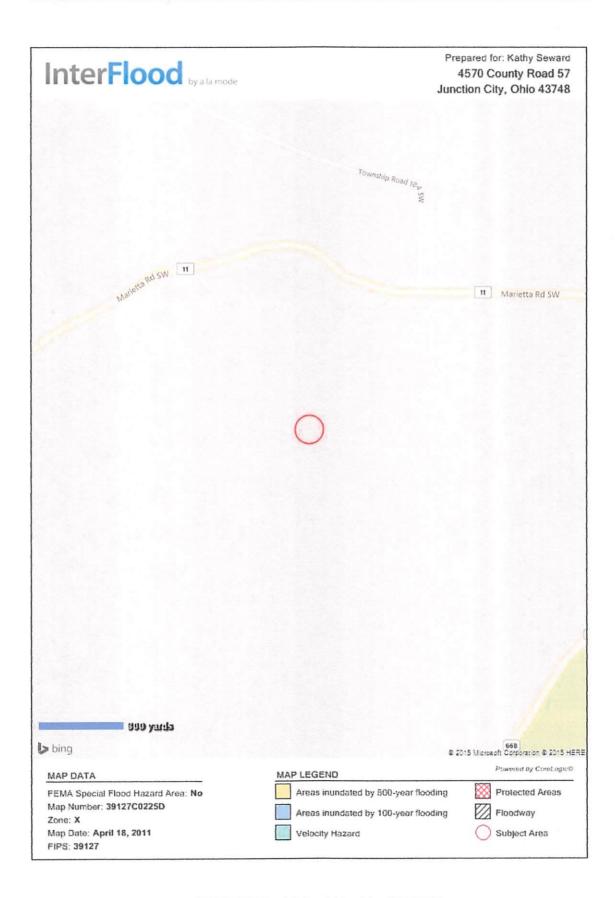
Case 2:15-bk-54295 Doc 15 Filed 08/17/15 Entered 08/17/15 16:36:21 Desc Main Document Page 10 of 12 Location Map

Borrower	Sheryl A. Padgett/McConaha						
Property Address	4570 County Road 57						
City	Junction City	County	Perry	State	Ohio	Zip Code	43748
Lender/Client	Sheryl A. Padgett/McConaha						



# Case 2:15-bk-54295 Doc 15 Filed 08/17/15 Entered 08/17/15 16:36:21 Desc Main Document Page 11 of 12 Flood Map

Borrower	Sheryl A. Padgett/McConaha						
Property Address	4570 County Road 57						
City	Junction City	County	Perry	State	Ohio	Zip Code	43748
Lender/Client	Sheryl A. Padgett/McConaha						



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### APPRAISER DISCLOSURE STATEMENT

In Compliance with Ohio Revised Code Section 4763.12(C)

Cleveland (216) 787-3100

130 130

Manne of Appraiser:	Kathy Seward
Cizes of Certification/Licensure:	Certified General Contified Residential Licensed Residential Temporary General Licensed
Certification/Licensure Number:	2005016683
Scope: This Report	is within the scope of my Certification or License is not within the scope of my Certification or License
Service Provided by:	Districtures and & Unblessed Third Party tracested & Blassed Third Party tracested & Blassed Third Party tracested Third Party on Confingent Fee Basis
Signature of purson properting and	d reporting the Appreisals
The town must be not as to see	Supplied to the supplied and the supplied to t
state-conflied or state-licensed real	